

# \$989,900 - 3536 36 Avenue Sw, Calgary

MLS® #A2256545

**\$989,900**

4 Bedroom, 4.00 Bathroom, 2,009 sqft

Residential on 0.07 Acres

Rutland Park, Calgary, Alberta

Make Your Mark in Rutland Park! It's not very often a home like this becomes available in this community, it is a beautifully maintained and thoughtfully designed home that perfectly combines inner-city convenience with modern comfort. Step inside to a bright, open-concept main floor featuring 10 foot ceilings and large windows that flood the space with natural light. The spacious living area flows seamlessly into a modern kitchen complete with stainless steel appliances, sleek cabinetry, and a massive quartz island – ideal for both everyday living and entertaining. Upstairs, you'll find the primary retreat with a large walk-in closet and spa-inspired ensuite with free-standing soaker tub and two sided fireplace. Additionally, there are 2 generous bedrooms plus a loft area, dedicated laundry room with sink and a 4 piece bathroom. The fully developed lower level offers additional living space/recreation area with wet bar – perfect for movie nights and an area for your fitness equipment. Also enjoy a fourth bedroom and 4 piece bathroom.

Outside, enjoy a private backyard oasis with a large deck and plenty of room for summer BBQs, gardening, or simply relaxing. The newly added exposed aggregate front patio is perfect for enjoying the southern exposure. The property also features a double garage and is nestled on a quiet, tree-lined street just steps from schools, parks, shopping, and transit. With quick access to downtown and major routes, this home offers the perfect blend of lifestyle and location.



Built in 2018

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2256545               |
| Price          | \$989,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,009                  |
| Acres          | 0.07                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3536 36 Avenue Sw |
| Subdivision | Rutland Park      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 1C4           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                 |
| Heating           | Forced Air, Natural Gas                                                                                                                          |
| Cooling           | Central Air                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                              |

|                 |                                  |
|-----------------|----------------------------------|
| # of Fireplaces | 2                                |
| Fireplaces      | Family Room, Gas, Master Bedroom |
| Has Basement    | Yes                              |
| Basement        | Finished, Full                   |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane, Few Trees, Interior Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Stucco                   |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-CG                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.